



SUMMARY TABLE	
SUBDIVISION SUMMARY	
14.59 ACRES	
10 LOTS	
2 BLOCKS	

LEGEND	
●	1/2" DI. FOUND
○	1/2" DI. SET

BASIS OF BEARINGS	
TEXAS STATE PLANE	
SOUTH ZONE - 4205	
NAD83	

LOT SUMMARY	
Block 1	
Lot #	Area (SF)
1A	562,783.80

Block 2	
Lot #	Area (SF)
2	3,080.00
3	4,200.00
4	4,200.00
5	4,200.00
6	4,200.00
7	4,200.00
8	4,200.00

CURVE DATA TABLE	
CURVES	RADIUS
B1	486.41'
C1	486.41'
C2	486.41'
C3	486.41'
C4	486.41'
C5	486.41'

LINE DATA TABLE	
LINE#	LENGTH
L1	35.00'
L2	17.00'
L3	23.00'
L4	15.00'
L5	17.00'
L6	5.00'
L7	13.00'
L8	23.16'
L9	6.04'

- NOTES**
- The purpose of this Replat is to reconfigure lot layout and incorporate unplatted greenbelt into overall boundary.
 - This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
 - Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
 - All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
 - GPS coordinate for Point of Beginning is: N 176944.1130 E 682433.7419
 - The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
 - Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
 - Webb County Drainage District No. 1 will be responsible for maintenance of the 100-yr Floodplain and Detention Flood.
 - Lot 1A, Block 1 will receive drainage runoff from Lots 1-15, Block 2. Builders and home owners shall not raise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the plat development contour map. Fencewall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface runoff to continue to flow.

LEGAL DESCRIPTION - 14.59 ACRE TRACT

A tract of land containing 14.59 acres, more or less, out of Porcion 32, Jose Mariano Trevino, original grantee, Abstract No. 3084, Webb County, Texas, said 14.59 acres being out of Tracts I & II respectively, conveyed in deed to Mezquite Land Development, Inc., as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records; this tract of land containing 14.59 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" diameter iron rod, same being the northeast corner of Lago Del Valle Phase III recorded in Volume 27, Page 66, P.R.W.C.T., the northeast corner of the Norez, Ltd. tract as recorded in Volume 1733, Pages 802-803, O.P.R.W.C.T., a point along the south boundary of City of Laredo tract as recorded in Volume 2003, Pages 16-20, O.P.R.W.C.T., a point along the common line of Porcion 32 and Porcion 33, and northeast corner hereof;

THENCE along the common boundary between Lago Del Valle Phase III, Norez, Ltd. tract and this tract, the following calls and distances:

S 58° 21' 24" W, a distance of 177.22 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 26° 42' 58" W, a distance of 212.22 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 58° 31' 18" E, a distance of 430.61 feet to a found 1/2" diameter iron rod and exterior corner hereof;

S 18° 39' 04" E, a distance of 317.87 feet to a found 1/2" diameter iron rod and exterior corner hereof;

S 66° 26' 13" W, a distance of 399.04 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 91° 37' 28" W, at 93.57 feet passing the southwest corner of the Norez, Ltd. tract and the northeast corner of the Norez Enterprises, Ltd. tract as recorded in Volume 2869, Pages 882-885, O.P.R.W.C.T., continuing along said bearing a total distance of 483.37 feet to a found 1/2" diameter iron rod and interior corner hereof;

THENCE S 36° 47' 11" E, along the common boundary between Lago Del Valle Phase III, Norez Enterprises, Ltd. tract and this tract a distance of 228.36 feet to southeast corner of Lago Del Valle Phase III and a point along the west boundary of the Norez Enterprises, Ltd. tract, same point being the north exterior corner of Lot 1 Block 14 of Lago Del Valle Phase III recorded in Volume 38, Pages 92-93, O.P.R.W.C.T., and a set 1/2" diameter iron rod and southeast corner hereof;

THENCE S 53° 23' 27" W, along the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 158.85 feet to a set 1/2" diameter iron rod on the east side of the 50 foot right-of-way of Brownwood St. and exterior corner hereof;

THENCE N 31° 37' 31" W, along the east right-of-way line of Brownwood St. and the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 306.93 feet to a found 1/2" diameter iron rod, a point of curvature right and exterior corner hereof;

THENCE along the aforementioned common boundary line and said curve to the right having a radius of 486.41 feet, delta angle of 32° 11' 57", tangent of 140.39 feet, chord bearing of N 21° 25' 20" W and chord distance of 109.77 feet, a distance of 34.51 feet along curve intersecting with a found 1/2" diameter iron rod, being the southeast corner of Lago Del Valle Phase IV as recorded in Volume 38, Pages 92-93, O.P.R.W.C.T., and exterior corner along the east side of Lago Del Valle Phase IV and a point on the east right-of-way line of Brownwood St. for reference, then continuing along said curve, a total distance of 273.35 feet to a set 1/2" diameter iron rod and exterior corner hereof;

THENCE N 00° 40' 52" W, along common boundary line of Lago Del Valle Phase III and Lago Del Valle Phase IV and the east right-of-way line of Brownwood St., a distance of 375.13 feet to a found 1/2" diameter iron rod, same being the southeast corner of the Lago Del Valle Drive right-of-way as recorded in Lago Del Valle Phase III, northeast corner of the Lago Del Valle Phase IV and interior corner hereof;

THENCE N 00° 29' 25" W, along the east right-of-way of Lago Del Valle Drive, a distance of 79.20 feet to a found 1/2" diameter iron rod, same point being the northeast corner of Lago Del Valle Drive right-of-way, and interior corner hereof;

THENCE S 86° 34' 51" W, along the north-right-of-way of Lago Del Valle Drive, a distance of 22.22 feet to a found 1/2" diameter iron rod, same point being the southeast corner of Lago Del Valle Phase IV, and exterior corner hereof;

THENCE along the common boundary line of Lago Del Valle Phase IV east boundary line and the west boundary line of this tract, the following calls and distances:

N 00° 48' 05" W, a distance of 29.06 feet to a found 1/2" diameter iron rod and interior corner hereof;

N 18° 00' 25" W, a distance of 207.92 feet to a found 1/2" diameter iron rod and interior corner hereof;

N 30° 43' 29" W, a distance of 93.10 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 00° 48' 05" W, a distance of 40.96 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 88° 11' 55" E, a distance of 57.74 feet to a found 1/2" diameter iron rod, same point being along the west boundary of Lago Del Valle Phase III, and interior corner hereof;

N 00° 40' 34" W, at 80.25 feet passing an exterior corner of Lago Del Valle Phase III and continuing along said bearing a total distance of 135.0 feet to a found 1/2" diameter iron rod, and exterior corner hereof;

N 88° 11' 55" E, a distance of 110.19 feet to a found 1/2" diameter iron rod and interior corner hereof;

N 00° 48' 05" W, a distance of 152.50 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 88° 11' 55" W, a distance of 36.98 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 00° 48' 05" W, a distance of 89.73 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 18° 07' 30" E, a distance of 54.56 feet to a found 1/2" diameter iron rod, same being a point along the south boundary of the City of Laredo tract, the northeast corner of Lago Del Valle Phase IV, the common line of Porcion 32 and Porcion 33, and northeast corner hereof;

THENCE N 88° 13' 54" E, along the aforementioned common boundary line, a distance of 72.01 feet to a found 1/2" diameter iron rod and interior corner hereof;

THENCE N 88° 26' 48" E, at 126.83 feet passing the northwest corner of Lago Del Valle Phase III, continuing along said bearing a total distance of 367.40 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 14.59 acres, more or less.

AS PLATTED - LOT 1, BLOCK 1
LAGO DEL VALLE, PHASE III
VOLUME 27, PAGE 66, P.R.W.C.T.

REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II
OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN
VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO
LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
715 N. WESTGATE, No. 177
WESLACO, TX 75796
956-568-4470

Final Replat

April 16, 2025

ENGINEER:



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

OWNER:

Mezquite Land Development, Inc.
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and
Tract II of Mezquite Land Development, Inc. recorded in
Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A,
Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

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CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, MEZQUITE LAND DEVELOPMENT, INC., the undersigned Owner of the land shown on this REPLAT, and designated herein as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

GERARDO G. S. SALINAS
MANAGING MEMBER

DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared GERARDO G. S. SALINAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY

CERTIFICATE OF LIEN HOLDER

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this ____ day of _____, 20__.

BY: _____
TITLE: _____

_____, as an act and deed of REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared

(NAME) (TITLE)

(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated. WITNESS MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I Hereby certify that proper engineering consideration has been given this REPLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout; and to the best of my knowledge this REPLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.

ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123303

DATE

DANIELLA SADA PAZ
Chairwoman

DATE

PLANNING COMMISSION APPROVAL

This REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III. has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on ____ day of _____, 20__.

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III. at a public meeting held on the ____ day of _____. The minutes of said meeting reflect such approval.

VANESSA GUERRA, AICP
Planning Director

DATE

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5304

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this REPLAT is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

PLAT APPROVAL - CITY ENGINEER

I have reviewed this REPLAT and accompanying drawings identified as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III. prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of April 2025, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E.
City Engineer

DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'Clock ____ m. on the ____ day of _____, 20__.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the ____ day of _____, 20__, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, at ____ O'Clock ____ m. in Volume ____ Page(s) ____ of the plat records of said County.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

SURVEYOR: JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
715 N. WESTGATE, No. 177
WESLACO, TX 78596
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Final Replat

April 16, 2025



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER: Mezquite Land Development, Inc.
5904 West Drive, Suite 12
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(956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

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